

## Beach Haven Land Use Board

### CHECKLIST

Application shall be submitted to the Land Use Board Secretary no less than twenty-one (21) calendar days prior to the requested meeting date. An application shall not be considered until all the documents listed below have been submitted.

1. ☒ Completed original application including all supporting documents separated into six (6) individual packets.
2. ☒ A PDF electronic version of the completed application emailed to [lubsecretary@beachhaven-nj.gov](mailto:lubsecretary@beachhaven-nj.gov)
3. ☒ Fees: Application and Escrow free, in two separate checks made payable to the Borough of Beach Haven (see below for fee schedule)
  - A. Subdivision Fees (90-1): <https://ecode360.com/8937882>
  - B. Site-Plan Fees (90-2): <https://ecode360.com/8937883>
  - C. Hold-over Fees (90-3): <https://ecode360.com/8937884>
  - D. Variance Fees (90-4): <https://ecode360.com/8937885>

The following must be in 10 calendar days prior to hearing date:

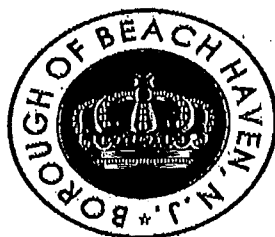
4. ☐ Certified list of property owner within 200 feet of subject property from the Tax Collector's Office
5. ☐ Certified mail receipts showing postal date stamp from letters sent to property owners
6. ☐ Certification in writing from the Tax Collector that all taxes are paid in full for the current quarter.
7. ☐ Original Affidavit of Proof of Service
8. ☐ Original Affidavit of Publication to Newspaper
9. ☐ Original Notice to Property Owners
10. ☐ Original Affidavit of Ownership by Business Entity
11. ☐ Original Affidavit of Ownership by an Individual
12. ☐ One (1) copy of this Checklist
13. ☐ Other Reports per Submission Checklist

Should you have any further questions, please feel free to contact me, Colleen McNally, at the contact information listed below.



Lauren Caravano  
Land Use Board Secretary

609-492-0111 ext. 213  
[lubsecretary@beachhaven-nj.gov](mailto:lubsecretary@beachhaven-nj.gov)



## LAND USE DEVELOPMENT APPLICATION

300 Engleside Avenue  
Beach Haven, New Jersey 08008  
609.492.0111

### TO BE COMPLETED BY BOROUGH STAFF ONLY

Date Filed: <u>4/11/22</u>	Docket #: <u>2022-08</u>
Application Fee: _____	Escrow Deposit: _____
Technical Review: _____	Hearing Date: _____

### 1. SUBJECT PROPERTY: (TO BE COMPLETED BY APPLICANT)

Location: 108-110 North Bay Avenue  
Tax Map: Page: \_\_\_\_\_ Block: 150 Lot(s): 3, 4 and 5  
Page: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_  
Dimensions: Frontage: 125.06 ft. Depth: 46.25 ft Total Area: 6,334 sq. ft.  
Zoning District: BD

### 2. APPLICANT:

Name: LBI BEACH CONDOS, LLC  
Address: 1199 Ludlow Street, Apt. 1412, Philadelphia, PA 19107  
Phone Number: Local #: \_\_\_\_\_ Cell #: 302-562-2199  
Work #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: mihir@phillycapitalgroup.com  
Applicant is: Corporation \_\_\_\_\_ Partnership \_\_\_\_\_ Individual \_\_\_\_\_  
Other (Please Specify) LLC

### 3. DISCLOSURE STATEMENT:

Pursuant to N.J.S. 40:550-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:550-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed (Attach pages as necessary to fully comply.)

Name: Mihir Kothari Address: 1199 Ludlow St, Apt 1412, Philadelphia, PA 19107 Interest: 25 %  
Name: Salman Siddiqui Address: 715 E. Passyunk Ave., Philadelphia, PA 19147 Interest: 25%

**\*\* APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL PROFESSIONAL REVIEW FEES, INCLUDING THE ENGINEER AND ATTORNEY. ALL ENGINEERING AND LEGAL FEES MUST BE PAID BEFORE CONSTRUCTION OR ZONING PERMITS CAN BE ISSUED. \*\***

**4. If owner(s) is other than the applicant, provide the following information on the owner(s):**

Owners Name: DAVID MILKOVICH  
Address: 966 NW 37th Avenue, Delray Beach, Florida 33445  
Phone Number: Local #: \_\_\_\_\_ Cell #: 609-290-5255  
Work #: \_\_\_\_\_ Fax #: \_\_\_\_\_  
Email Address: 966nw37@comcast.net  
Relationship of the applicant to the property in question:  
Owner: \_\_\_\_\_ Lessee: \_\_\_\_\_ Purchaser Under Contract: xx Other: \_\_\_\_\_

**5. PROPERTY INFORMATION:**

Deed restrictions, covenants, casements, rights of way, association by-laws, or other dedication existing or other dedication existing or proposed on the property:

Yes (attach copies) \_\_\_\_\_ No xx Proposed \_\_\_\_\_  
Note: All Deed Restrictions Covenants, Easements, Rights of Ways, Association By-Laws, or other dedications existing and proposed must be submitted for review.

**Site Plan and/or conditional use applicants:**

Proposal for: New structure xx Expanded area \_\_\_\_\_ Alteration \_\_\_\_\_  
Expansion of structure \_\_\_\_\_ Change of Use \_\_\_\_\_ Sign \_\_\_\_\_  
Other (please specify) \_\_\_\_\_

Applicant proposes to demolish existing structures on property, consolidate three lots into one lot, and construct a mixed use building with two commercial uses on the 1st level and four residential uses on the 2nd and 3rd floors.

**Has this property been the subject of any prior application(s) to the Planning Board or Zoning Board of Adjustment?** Yes \_\_\_\_\_ No unknown

If yes, please attach the date(s), the relief sought, the disposition of the case and a copy of the Resolution(s).

**Is the subject property located on?**

A County Road: Yes xx No \_\_\_\_\_ A State Road: Yes \_\_\_\_\_ No xx  
Within 200 feet of a Municipal boundary: Yes \_\_\_\_\_ No xx

Present use of the premises: vacant commercial property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Applicant's Attorney:** Richard P. Visotcky, Esq. of Kelly & Visotcky LLC

Address: 149 E. Bay Avenue, P.O. Box 536, Manahawkin, NJ 08050  
Phone #: 609-597-7200 Fax #: 609-597-8531 Email: kvlaw@kvlawfirm.com

**7. Applicant's Engineer:** Devin McMonagle - Tristate Civil Engineering & Surveying PC

Address: P.O. Box 1304, Blackwood, New Jersey 08012  
Phone #: 856-677-8742 Fax #: 856-879-2024 Email: devin@tristatecivil.com

**8. Applicant's Planning Consultant:** Devin McMonagle - Tristate Civil Engineering & Surveying PC  
Address: P.O. Box 1304, Blackwood, New Jersey 08012  
Phone #: 856-677-8742 Fax #: 856-879-2024 Email: devin@tristatecivil.com

**9. Applicant's Architect:**  
Rich Villa - Ambit Achitecture  
Address: 412 S. 2nd Street, Philadelphia, PA 19147  
Phone #: 267-519-3709 ~~XXXX~~ Cell 215-813-5300 Email: rich@ambitarchitecture.com

**10. List any other Expert who will submit a report or testify for the Applicant:** (attach additional sheets if necessary)  
Name: \_\_\_\_\_  
Field of Expertise: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

**11. Application Represents a Request for the Following:**

**SUBDIVISION:**

☐ Minor Subdivision Approval  
☐ Subdivision Approval ~ Preliminary  
☐ Subdivision Approval ~ Final  
Number of Lots to be created \_\_\_\_\_ Number of Proposed Dwelling Units (if applicable) \_\_\_\_\_  
Area and Dimension of each proposed lot: \_\_\_\_\_

**SITE PLAN:**

☐ Minor Site Plan Approval  
☒ Preliminary Site Plan Approval {Phases (if applicable) \_\_\_\_\_}  
☒ Final Site Plan Approval {Phases (if applicable) \_\_\_\_\_}  
☐ Amendment or Revision to an Approved Site Plan  
Area to be disturbed (square feet): 6,334 sq. ft.  
Total number of dwelling units: \_\_\_\_\_  
☐ Request for Waiver from Site Plan Review and Approval  
Reason for Request: \_\_\_\_\_

☐ Informal Review  
☐ Appeal Decision of an Administrative Officer {NJS 40:55D-70A}  
☐ Map or Ordinance Interpretation or Special Question {N.J.S. 40:55D-70B}  
☒ Variance Relief (Hardship) {N.J.S. 40: 55D 70C (1)}  
☒ Variance Relief (Substantial Benefit) {N.J.S. 40: 55D-70C (2)}  
☒ Variance Relief (OSE) {N.J.S. 40 :55D-70D}  
☐ Conditional Use Approval {N.J.S. 4Q: SSD-67}  
☐ Direct Issuance of a Permit for a Structure in Bed of a Mapped Street, Public Drainage Way or a Flood Control Basin {N.J. S. 4Q: 55D-34}  
☐ Direct Issuance of a Permit for a Lot Lacking Street Frontage {N.J. S. 40: 55D-35}

**12. Section(s) of Ordinance from which a variance is requested:**

Section 212-23(A)(4) having proposed 8 parking spaces (10 spaces required)  
Applicant proposes 4 resident units (1 unit max permitted) - use variance

**13. Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed);**

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14. Attach a copy of the proposed notice to appear in the Official Newspaper in the Municipality and to be mailed to the owners of all real property as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. **THE NOTICE MUST SPECIFY THE SECTIONS OF THE ORDINANCE FROM WHICH RELIEF IS SOUGHT (if applicable).**

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing

15. An Affidavit of Service on all property owners and a Proof of Publications must be filed before the Application will be complete and the hearing can proceed.

Explain in detail the exact nature of the Application and the changes to be made at the premises, including the proposed use of the premises (attach pages as needed):

SEE ATTACHED

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16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose any lighting? Yes
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate Block and Lot number? \_\_\_\_\_
20. Are any off-tract improvements required? No
21. Is the Subdivision to be filed by Deed or Plat? Not applicable
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? \_\_\_\_\_
23. Other approvals which may be required and date plans submitted:

	YES	NO	DATE PLANS SUBMITTED
Local Fire Prevention	_____	_____	_____
Beach Haven Water Dept	_____	_____	_____
Beach Haven Sewerage Authority	_____	_____	_____
Beach Haven Public Works Dept.	_____	_____	_____
Long Beach Island Health Dept.	_____	_____	_____
Ocean County Planning Board	_____	_____	_____
Ocean County Soil Conservation Dept.	_____	_____	_____
NJ Dept. Environmental Protection	_____	_____	_____
Sanitary Sewer Connection Permit	_____	_____	_____
Sewer Extension Permit	_____	_____	_____
Waterfront Development Permit	_____	_____	_____
Wetlands Permit	_____	_____	_____

## **NUMBER 15**

Applicant is the Contract Purchaser for the vacant commercial property located at 108-110 North Bay Avenue, Beach Haven, New Jersey, also known as Lots 3, 4 and 5, Block 150. Applicant seeks to consolidate 3 lots into 1 lot and seeks Preliminary and Final Major Site Plan approval so as to demolish the existing structures on the property, and construct a new three-story structure; having two commercial uses on the first floor and four residential units in the upper two floors. Applicant will seek a Use Variance for the density, having proposed 4 residential units (1 permitted on the square footage of the consolidated lots). A Bulk Variance is also required for parking, having proposed 8 spaces (10 spaces required). Applicant will seek any other Variances that may be required by the Board at the time the application is heard.

	YES	NO	DATE PLANS SUBMITTED
<u>      </u> Tidal Wetlands Permit	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> F.E.M.A.	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> NJ Dept. of Transportation	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> Atlantic City Electric	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> NJ Natural Gas	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> Other <u>                                </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> Other <u>                                </u>	<u>      </u>	<u>      </u>	<u>      </u>

24. Certification from the Tax collector that all taxes due on the subject property have been paid.       

25. List of Maps, Reports and other Materials accompanying the application (attach additional pages as required for complete listing)

**\*\*The documentation must be received by the Board Secretary at least twenty-one (21) days prior to the meeting at which the application is to be considered. A list of the Professional Consultants is attached to the application form\*\***

<u>Quantity</u>	<u>Description of Item</u>
<u>6</u>	<u>Engineering plans of Tristate Engineering and Surveying PC</u>
<u>6</u>	<u>Architectural plans of Ambit Architecture</u>
<u>6</u>	<u>Surveys prepared by Tristate Engineering and Surveying PC</u>

26. The applicant hereby requests that copies of the reports of the professional staff reviewing the application provided to the following of the applicant's professionals:  
Specify which reports are requested for each of the applicant's professionals or whether ALL reports should be submitted to the professionals listed.

<u>XX</u>	<u>Applicant's Professional</u>	<u>Reports Requested</u>
<u>XX</u>	<u>Attorney</u>	<u>                                </u>
<u>XX</u>	<u>Engineer</u>	<u>                                </u>
<u>XX</u>	<u>Architect</u>	<u>                                </u>
<u>      </u>	<u>                                </u>	<u>                                </u>


27. Check Lists Used:

Schedule A	<u>      </u> Yes	<u>      </u> No
Schedule B	<u>      </u> Yes	<u>      </u> No
Schedule C	<u>      </u> Yes	<u>      </u> No

28. I hereby certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of the application. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership applicant. *(If the applicant is a Corporation, this MUST be signed by an authorized corporate officer. If the applicant is a Partnership, this MUST be signed by a General Partner)*

  
SIGNATURE OF APPLICANT  
LBI BEACH CONDOS, LLC by Mihir Kohari, Managing Member

4/4/22  
DATE

  
SIGNATURE OF OWNER  
DAVID MILKOVICH

3/14/22  
DATE

	YES	NO	DATE PLANS SUBMITTED
<u>      </u> Tidal Wetlands Permit	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> F.E.M.A.	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> NJ Dept. of Transportation	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> Atlantic City Electric	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> NJ Natural Gas	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> Other <u>                                </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u> Other <u>                                </u>	<u>      </u>	<u>      </u>	<u>      </u>

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<u>XX</u>	<u>Applicant's Professional</u>	<u>Reports Requested</u>
<u>XX</u>	<u>Attorney</u>	<u>                                </u>
<u>XX</u>	<u>Engineer</u>	<u>                                </u>
<u>XX</u>	<u>Architect</u>	<u>                                </u>
<u>      </u>	<u>                                </u>	<u>                                </u>

27. Check Lists Used:

Schedule A	<u>      </u> Yes	<u>      </u> No
Schedule B	<u>      </u> Yes	<u>      </u> No
Schedule C	<u>      </u> Yes	<u>      </u> No

28. I hereby certify that the foregoing statements and the materials submitted are true, and waive all applicable time limits until the first public hearing of the application. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a General Partner of the Partnership applicant. *(If the applicant is a Corporation, this MUST be signed by an authorized corporate officer. If the applicant is a Partnership, this MUST be signed by a General Partner)*

SIGNATURE OF APPLICANT  
LBI BEACH CONDOS, LLC by Mihir Kothari, Managing Member

SIGNATURE OF OWNER  
DAVID MILKOVICH

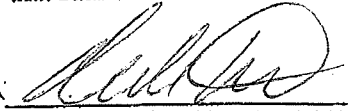
DATE

DATE

3/14/02



29. I, the Developer/Applicant understand that a sum, to be determined by the Administrative Officer, will be deposited into an escrow account, in accordance with the Ordinances of the Borough of Beach Haven. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and/or other expenses associated with the review of submitted materials. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.



SIGNATURE OF APPLICANT

LBI BEACH CONDOS, LLC by Mihir Kothari, Managing Member

4/4/22  
DATE

**BOROUGH OF BEACH HAVEN PROFESSIONAL CONSULTANTS**

**Land Use Board Attorney:**

Stuart Snyder, Esquire  
2100 Long Beach Blvd.  
Surf City, NJ 08008

609.494.7676  
(FAX) 609.494.8499

**Land Use Board Engineer/Planner:**

Frank J. Little Jr., P.E., P.P.  
Owen Little & Associates  
443 Atlantic City Blvd.  
Beachwood, NJ 08722

732.244.1090  
(FAX) 732.341.3412

**Beach Haven Borough Attorney:**

Bruce Padula, Esquire  
Cleary Giacobbe Alfieri Jacobs, LLC  
955 Route 34, Suite 200  
Matawan, NJ 07747

732-583-7474  
(FAX) 732-290-0753



## AFFIDAVIT OF OWNERSHIP BY AN INDIVIDUAL

STATE OF NEW JERSEY :

COUNTY OF OCEAN : SS

DAVID MILKOVICH of full age, being duly sworn according to law, on oath deposes and says that he or she resides at 966 NW 37th Avenue, Delray Beach, Florida 33445, in the Municipality of Beach Haven, County of Ocean and the State of New Jersey that he or she is the owner in fee simple, of all that certain lot, tract, or parcel of land, situated, lying and being in the Borough of Beach Haven, Ocean County, State of New Jersey, and known and designated as LOT: 3, 4 and 5, BLOCK: 150 and that he or she hereby authorizes and appoints Richard P. Visotcky, Esq. of Kelly & Visotcky LLC as his or her attorney, in fact, to make the within Application on his or her behalf to the Land Use Board of the Borough of Beach Haven, Ocean County, State of New Jersey.

[Signature]  
SIGNATURE OF OWNER/APPLICANT

3/14/22  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER/APPLICANT

\_\_\_\_\_  
DATE

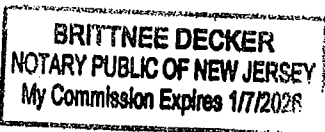
Sworn to and subscribed

Before me this 14 day

of March

20 22.

[Signature]  
NOTARY PUBLIC



Borough of Beach Haven Land Use Board Checklist		Minor Site Plan	Prelim. Site Plan	Final Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretation)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
LBI BEACH CONDOS, LLC														
<b>RELATESPECIFICATIONS</b>														
1	For Major and Minor Subdivisions and Site Plan Applications, a scale of not less than 1" = 30' for tracts up to five (5) acres or 1" = 50' for tracts greater than five (5) acres. For Variance Applications, a scale of not less than 1" = 10' for lots 10,000 SF or less and 1" = 20' for lots greater than 10,000 SF.	X	X	X	X	X	X	X	X	X	X			
2	Signature, seal, address, license number of professional preparing plat.	X	X	X	X	X	X	X	X	X	X			
3	Plat based on land survey less than 12 months old	X	X	X	X	X	X	X	X	X	X			
4	Sheet size up to 30" x 42"	X	X	X	X	X	X	X	X	X	X			
5	Each sheet numbered and titled	X	X	X	X	X	X	X	X	X	X			
<b>GENERAL INFORMATION</b>														
6	Existing and proposed lot lines with dimensions, bearing and curve data.	X	X	X	X	X	X	X	X	X	X			
7	Key Map: site location and features within 400 FT, including streets, street names, and zone boundaries	X	X	X	X	X	X	X	X	X	X			
8	Title Block: Applicant name, name of development, preparer, lot and block numbers, date prepared, application type, and zoning district.	X	X	X	X	X	X	X	X	X	X			
9	Tax map sheet, lot and block numbers	X	X	X	X	X	X	X	X	X	X			
10	Zone boundaries, tax map sheet, lot and block numbers and names and addresses of all owners within 200 FT.	X	X	X	X	X	X	X	X	X	X			
11	Date of original and all revisions.	X	X	X	X	X	X	X	X	X	X			
12	Written and graphic map scale.	X	X	X	X	X	X	X	X	X	X			
13	North arrow with reference meridian.	X	X	X	X	X	X	X	X	X	X			
14	Data and signature as per the "Map Filing Law"				X	X	X							
15	Table of zoning requirements, showing existing nonconformities and proposed variances.	X	X	X	X	X	X	X	X	X	X			
16	Area of the tract and of each lot.	X	X	X	X	X	X	X	X	X	X			
17	Approval signature lines for Chairman, Secretary and Board Engineer	X	X	X	X	X	X				X			
<b>NATURAL FEATURES</b>														
18	Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 50 FT	X			X						X			
19	Existing and proposed contours at one-foot intervals indicating surface drainage and topography within 200 FT		X	X		X	X				X			
20	All existing water courses and related areas that are subject to 100 Year floods under FEMA standards.	X	X	X	X	X	X						X	
21	The boundaries of wetlands and wetland transition areas.	X	X	X	X	X	X	X	X	X			X	
<b>MANMADE FEATURES</b>														
22	Show existing structures and setbacks from existing and proposed property lines, indicating those to be modified or removed or to remain. Show setback of structures on adjacent properties.	X	X	X	X	X	X	X	X	X	X			
23	Location of proposed buildings, finished grade, first floor and basement elevations, setbacks of all buildings from nearest lot lines, building height and other pertinent improvements.	X	X	X	X	X	X	X	X	X	X			
24	Building coverage and lot coverage calculations.	X	X	X				X	X	X	X			
25	Existing and proposed easements, rights-of-way and their purposes.	X	X	X	X	X	X	X	X	X	X			
26	Existing and proposed manholes, sewer lines, stormwater management facilities, waterlines, fire hydrants and utility poles within 200 FT.	X	X	X	X	X	X				X			
27	Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas, communications and electric, showing feasible connections to existing or proposed utility systems as well as channel section details, pipe sizes, types and inverts, road crowns and slopes.		X	X		X	X				X			

Borough of Beach Haven Land Use Board Checklist		Minor Site Plan	Prelim. Site Plan	Final Site Plan	Minor Subdivision	Prelim. Major Subdivision	Final Major Subdivision	Bulk Variance	Use Variance	Other Applications (Appeals/Interpretations)	Applicant Submission	Board Receipt	Not Applicable	Waiver (Attach Reason)
28	All monumentation as required as per the "Map Filing Law" including all monuments found, set or to be set.				X	X	X							
29	Off-street parking and loading spaces required and proposed, and location and dimensions of access drives, aisles and parking stalls	X	X	X					X					
<b>STREET</b>														
30	Location, names and widths of all existing and proposed streets, sidewalks and street widening within 200 FT of the site.	X	X	X	X	X	X				X			
31	Plans, profiles and cross-sections of paved areas, curbs and sidewalks.	X	X	X	X	X	X				X			
<b>MISCELLANEOUS</b>														
32	Exterior Lighting Plan, including the location, direction of illumination, amount of illumination expressed in horizontal foot candles, wattage and drawn details of all outdoor lighting standards and fixtures.	X	X	X		X	X				X			
33	Landscaping and Screening Plan showing the location, type of tree or shrub and the location, type and amount of each type of ground cover.	X	X	X	X	X	X				X			
34	Storm drainage calculations.		X			X								
35	Stormwater management facilities shown on the grading plan showing all aspects of the stormwater system.	X	X	X		X	X				X			
36	Applications for new construction or additions to buildings: provide 19 sets of building plans showing elevations and floor areas (including dimensions) for all floors. Building elevation to be provided for the full height of the building from grade to roof peak. Plan scale shall be a minimum of 1/4" per foot. Building elevations shall be provided for all sides and shall be labeled North, South, East and West.							X	X	X				
37	Location of all signs and drawn details showing the size, construction type, height and content of all signs.	X	X	X							X			
38	Drawn details of the type of screening to be used for the refuse storage areas, outdoor equipment and bulk storage.	X	X	X							X			
39	Traffic Study		X			X							X	

Reviewed By:

Date:

4/11/22

Block:

150

Lot:

3, 4 and 5

**KELLY & VISOTCKY, L.L.C.**

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**NOTICE OF HEARING**

**PLEASE TAKE NOTICE** that **LBi Beach Condos, LLC** has made an application to the Beach Haven Land Use Board for Preliminary and Final Major Site Plan approval with variances so as to demolish the vacant commercial structures and construct a new mixed use building, having 2 commercial uses on the first level and 4 residential units on the second and third floors, located at 108-110 North Bay Avenue, Beach Haven, NJ a/k/a Block 150, Lot 3, 4 and 5, on the Beach Haven Official Tax Map.

Applicant will seek variances a Use Variance for the density, having proposed 4 residential units (1 max permitted based on the square footage of the property). Applicant will also seek a Variance for parking, having proposed 8 spaces (10 spaces required).

Applicants will also seek any other variances that may be required by the Beach Haven Land Use Board at the time said application is heard.

This matter is on the Clerk's Docket and a public hearing has been ordered for Monday, May 2, 2022 6:00 PM before the Land Use Board of the Borough of Beach Haven, Municipal Building, 300 Engleside Avenue, Beach Haven, New Jersey, at which time persons interested may join the ZOOM meeting by clicking on this link to join <https://beachhaven-nj.gov/government/land-use-board/>.

Documents are available for inspection at the Office of the Land Use Board, 300 Engleside Avenue, Beach Haven, New Jersey 08008 during normal business hours, Monday through Friday, 9:00 a.m. to 4:00 p.m.

Kelly & Visotcky, LLC

Dated: March , 2022

By: \_\_\_\_\_  
Richard P. Visotcky, Esquire  
Attorney for Applicants

